

Montana Department of Commerce

Housing Division

Presented by
Bruce Brensdal, Administrator

The Housing Division's mission is to create affordable housing opportunities for Montanans whose needs are not met by the market. Several federal funding sources are used in this pursuit.

We provide housing for:

- Seniors
- Young families
- Women and children
- Individuals with disabilities

Often, the housing we help create is the workforce housing which enables economic growth in our Montana communities.

MONTANA
HOUSING
DIVISION



HUD
Funding

Tax
Credits

Housing
Bonds

MONTANA
Housing Assistance Bureau

MBOH
Montana Board of Housing

HOME Program

Low Income Housing
Tax Credits

Multifamily
Program

Housing Choice Voucher Program

Homeownership
Program

Project-Based
Section 8



HOME Investment Partnerships (HOME) Program

The **HOME** program is the largest federal block grant program. It is funded by HUD and is administered by MDOC within the state of Montana: \$4.8 million annually.



The MDOC provides HOME funding to community housing development organizations (CHDO) and units of local government throughout the state to create affordable housing for low-income families

- new construction
- rehabilitation
- down payment assistance
- tenant-based rental assistance



Housing Choice Vouchers and Project-Based Section 8

The Housing Choice Voucher program is one of the largest housing program helping low-income families find affordable housing. It is financed by HUD and administered by MDOC. In Montana, this translates to \$45 million of rent subsidy annually.



Eligible households use vouchers to rent privately owned homes of their choosing. Participants pay 30% of their adjusted gross income towards rent and utilities and the program pays the difference to the landlord.

Project-Based Section 8 rental assistance provides subsidies to particular developments.



- Veterans Affairs Supportive Housing (VASH)
- Shelter Plus Care Program

Montana Board of Housing Homeownership Program

Assists low and moderate income Montanans in purchasing homes in the State of Montana with \$2.5 billion in mortgage financing since 1977.

The Board issues tax-exempt Mortgage Revenue Bonds to provide funds to purchase existing housing or new construction. Mortgages are originated by approved lenders all over the state and then purchased by the Board.




Montana Board of Housing Multifamily Program

Low Income Housing Tax Credits are available under Section 42 of the Internal Revenue Code of 1986. Tax credits are provided to Montana annually and are allocated by the MBOH by a competitive process. The credit is a 10 year reduction of tax liability for owners of qualifying rental housing . Tax credits are sold to investors and used as the financing source that makes it possible to offer low rents to income-qualified renters. This program provides \$20 million in equity financing annually for Montana.



Montana Board of Housing Reverse Annuity Mortgage (RAM) Program



**2010
REVERSE ANNUITY MORTGAGE
THE FACTS**

PURPOSE Many senior citizens in Montana own their own homes and have little or no remaining mortgage debt. Many of these homeowners are persons of lower income who would benefit from an additional income source from the use of equity in their homes. The reverse annuity mortgage loans let senior homeowners provide more substantially for their own in-home support and specialized care.


MORTGAGE INTEREST RATE **5.0%**

AGE REQUIREMENTS All borrowers must be 68 years of age or older. Some exceptions may be considered.

INCOME LIMIT The borrower's income must be below the state median income for the county in which the property is located.

PROPERTY ELIGIBILITY The property must be the borrower's primary residence and must be located in Montana.

LOAN AMOUNT The loan amount is based on the borrower's age, income, and the value of the property.



MBOH provides an affordable rate on a reverse mortgage to low income senior households. The homeowners are able to access equity they have in their home, enabling them to stay in their home and to live more comfortably while doing so.



The Montana Board of Housing helps first-time homebuyers become confident and informed homeowners.

Low rates for:

First-time homebuyers

Low to moderate income

Loans up to 97% of home value

30-year fixed-rate mortgages

The Montana Board of Housing received a \$417,000 grant from HUD to provide Homebuyer Education Classes and Housing Counseling to its homebuyers. The Board has asked **NeighborWorks Montana**, one of the Housing Division's partners, to provide this important service. Because of the efforts to create informed first-time homebuyers, Montana has a significantly lower foreclosure rate than the rest of the nation.

Homebuyer Education & Homeownership Planning

NeighborWorks Montana offers in-depth information on all aspects of homeownership through a series of classes. Classes fill up quickly, so be sure to register right away by calling the Homebuyer Educator nearest you, as shown on the Homebuyer Education schedule. You must graduate from homebuyer education to qualify for an NWMT loan. Homebuyer Educators can also provide personal one-to-one planning about homeownership.



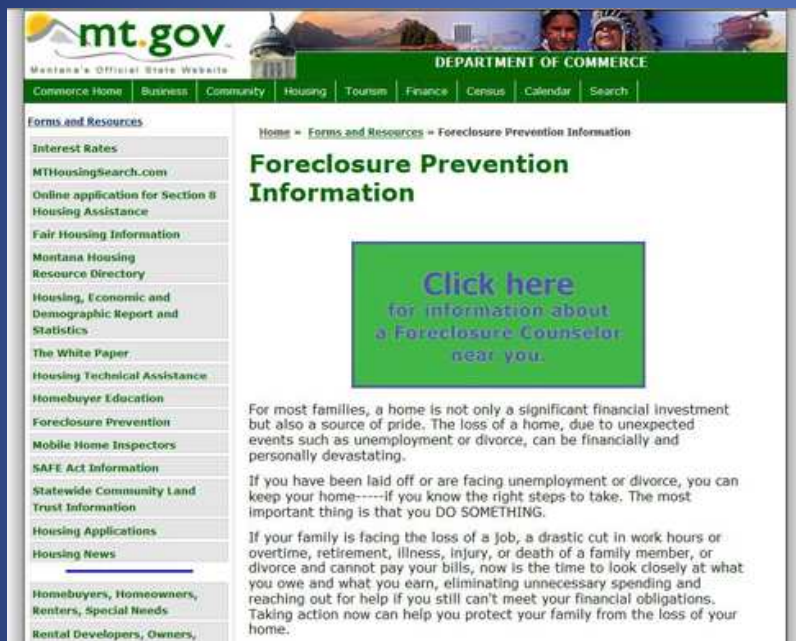
The first step to creating successful homeowners is education. Educated homeowners stay in their homes longer, take pride in their properties, and have one-third less foreclosures. NWMT partners offer a variety of classes including:

- Homebuyer Education Classes - an eight to nine hour series covering all aspects of the home buying process, including valuable home maintenance information. Classes are open to everyone.
- Financial Fitness - covers information on budgeting and credit.
- Individual Homeownership Planning - specific information for individuals/families seeking assistance with credit issues, finding the right loan or other information about home ownership.

There are also Financial Fitness classes with budgeting tips and credit repair advice.

Go to **housing.mt.gov**

Montana Board of Housing offers Foreclosure Prevention Information



- Intervention
- Counseling
- Advice
- Information
- Resources

We compiled all the best information that we could find and put it on our website. We have partners across the state who offer Foreclosure Prevention Counseling, Foreclosure Mitigation Counseling and Housing Counseling to assist those who need it.

Go to **housing.mt.gov** for more information.

housing.mt.gov

You can find anything you are looking for from this one page.

Program Information

Housing Applications

Consolidated Plan

Homebuyer Education

Foreclosure Prevention

Affordable Rental Housing
Locator

White Paper

Contact Information

HCT meeting information

The screenshot shows the Montana Department of Commerce Housing Division website. The header includes the mt.gov logo and navigation links for Commerce Home, Business, Community, Housing, Tourism, Finance, Census, Calendar, and Search. The main content area features a 'Housing Home' section with a quote from the Administrator, Bruce Bressdal, and a grid of images and text boxes for various stakeholders: Homebuyers, Homeowners, Renters, Special Needs; Rental Developers, Owners, Managers, Landlords; Local Governments, Nonprofits; and Lenders, Servicers, Builders, Real Estate Agents. There is also a 'White Paper' section titled 'Housing in Montana' and a 'Tell us what you think' survey link. The footer contains contact information for the Housing Division, including location, mailing address, phone/fax numbers, and email.

Upcoming conference and
training opportunities

MBOH meeting
information

Calendar

Resources for Developers

Apply online for S8 voucher

Technical Assistance

Resources for
tenants and landlords

Resources for
Non-Profits and Local
Governments

We value feedback, comments and suggestions.

The Housing Coordinating Team

Montana's Housing Coordinating Team



Working together to make sure Montana's families and communities have great affordable homes.

Created by MDOC: an informal gathering of housing people, federal, state, non-profits, market developers, housing authorities, community leaders, economic development folk, etc.

Recent workgroups:

Coordination of Program Audits

Housing Technical Assistance

Rental Housing Locator

Housing Initiatives-Fed & State

Education and Data – White Paper
and Faces of Affordable Housing

Affordable Housing Solutions

Fair Housing Advisory Committee

Infrastructure Solutions

Go to **housing.mt.gov** for more information.

Guidance for communities who need housing but don't know where to start.



It is a daunting task to create affordable housing,
especially if you have no experience.

We offer a step-by-step process to help find the information and resources for each stage of the process; from need assessment to completion.

We are committed to help Montana communities provide the affordable housing that will enable economic growth.

Go to **housing.mt.gov**
or contact housingTA@mt.gov

MTHousingSearch.com

home find housing list housing tenant tools resources about us contact us

English | [Español](#)

Welcome to MTHousingSearch.com, Montana's new online service where it is FREE to list rental housing and FREE to search for your perfect rental home.

Find Housing

- Find a Place to Rent
- Learn About Housing Programs
- Frequently Asked Questions
- How to Use This Site

Add Property

- List a Place to Rent
- Frequently Asked Questions
- How to Use This Site
- Public Housing Authorities
- Log In to Your Existing Account

Feedback? Contact Us

- Contact MTHousingSearch.com

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MONTANA Department of Commerce

MBOH Montana Board of Housing

MONTANA HOUSING DIVISION

Toll Free: 1.877.428.8844 - TTD/TTY: 7-1-1 [[Relay Service](#)]

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Montana Department of Commerce
Housing Division
and the
Montana Board of Housing
are proud to provide
the
MTHousingSearch.com
website

100% FREE Resource
for Renters, Landlords, Property Managers,
Agencies and Organizations.

Search for specific needs.
Easy to use.



Housing Search: Billings, MT
[Choose a different city](#)

Basic **Advanced** Accessible

General Search Information

Do you have a Section 8 Voucher? Yes ☐ No ☒

Bedroom[s] ANY Bath ANY

Rent range \$250 to \$900

Optional Filters

ZIP Code[s] Optional ZIP Code[s]

Public Transit Not Applicable

Show me 30 is per Page

[CLICK HERE TO SEARCH](#)



Your Search Found 33 Properties:
(In Billings, Rent range \$250 to \$900 a month)

<< Previous | Showing Properties 1 - 30 / [Show All 33 Properties](#) | Next >>

[Show These Properties on Map](#)

Sorted by: Rent | Descending | Random

[New Search or Other Resources](#) | [See all Properties in Your Rent Range](#) | [Search a Different City](#)

[Photo](#) [Bilingual Español](#) [Some Pets OK](#)
[Accessibility Features](#) [Showers](#) [Income Restricted](#) (2)

Your Basket is Empty

Click Address for Details	City State, ZIP	Monthly Rent (Deposit)	Beds/Baths	Please Call
Fox Meadows Apartments 2901 Monad Rd Large	Billings MT 99102	\$865 (\$300)	1/1.0	(Apartments) Fox Meadows Apartments 406-651-4353
Shiloh Glen Apartments 3900 Olympic Blvd	Billings MT 99102	\$859 (\$859)	3/2.0	(Apartments) Shiloh Glen Apartments 406-656-4413
Brush Meadow 1203 Lake Elmo Drive	Billings MT 99101	\$900 (\$800 - \$1,600)	3/2.0	(Apartments) Bowen Property Management 406-282-8919
1115 Reece Dr	Billings MT 99105	\$765 (\$600)	2/1.0	(Duplex) Arlene White 406-259-3472



English | [Español](#) | [Printer Friendly](#)

Brush Meadow
1203 Lake Elmo Drive - Billings, MT 59101

Contact Information:

Property Management Company
Bowen Property Management
Laura Van Dongen
Phone: 406-282-8919

[Map](#) ID#: 234206

[Front, Playground, Entry To Office, Front Of Property](#)

(2) Income Restricted
Property Type: Apartments
Bedroom: 3
Bath: 2.0
Lease Length: 6-Month

(2) Criminal Check: Yes
(2) Credit Check: Yes
Year Built (approx): 1994
Square Feet (approx): -
Maximum # Occupants: 2

General Information:

(2) Familiar with Section 8 process: Yes
(2) Tax Credit Property: Yes
(2) Subsidized Rent OK: No
(2) Seniors only: No
(2) Pets: Allowed
Nonsmoking: No

Utilities Included In Rent:
Water, Sewer, Trash Pickup

Major Appliance Information:

Stove: Electric Stove Included
Refrigerator / Freezer: Freezer On Top
Air Conditioner: Other

Include photos.
Showcase your property's features.

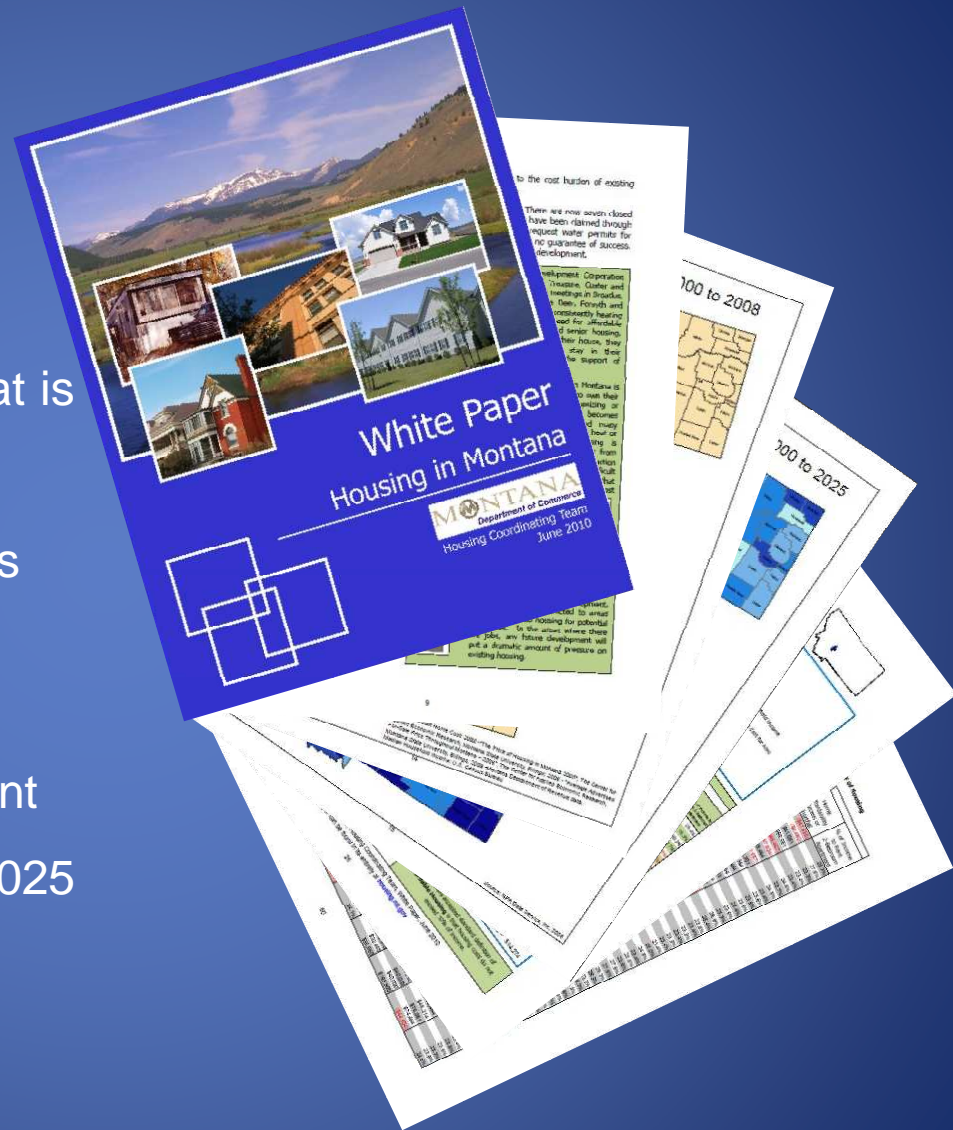
Housing in Montana ~ The White Paper

Proudly created for Montana
by the Housing Coordinating Team

Full of income and housing cost data and statistics from Montana. This document is a virtual snapshot of what is going on with affordable housing in Montana today. It is proving to be a useful tool for moving forward towards solutions to each problem area.

Also includes:

- Structure data – condition and count
- Population data – projections for 2025
- Demographics – poverty, seniors
- Housing Affordability Gap



Go to housing.mt.gov for your copy or contact the Housing Division.

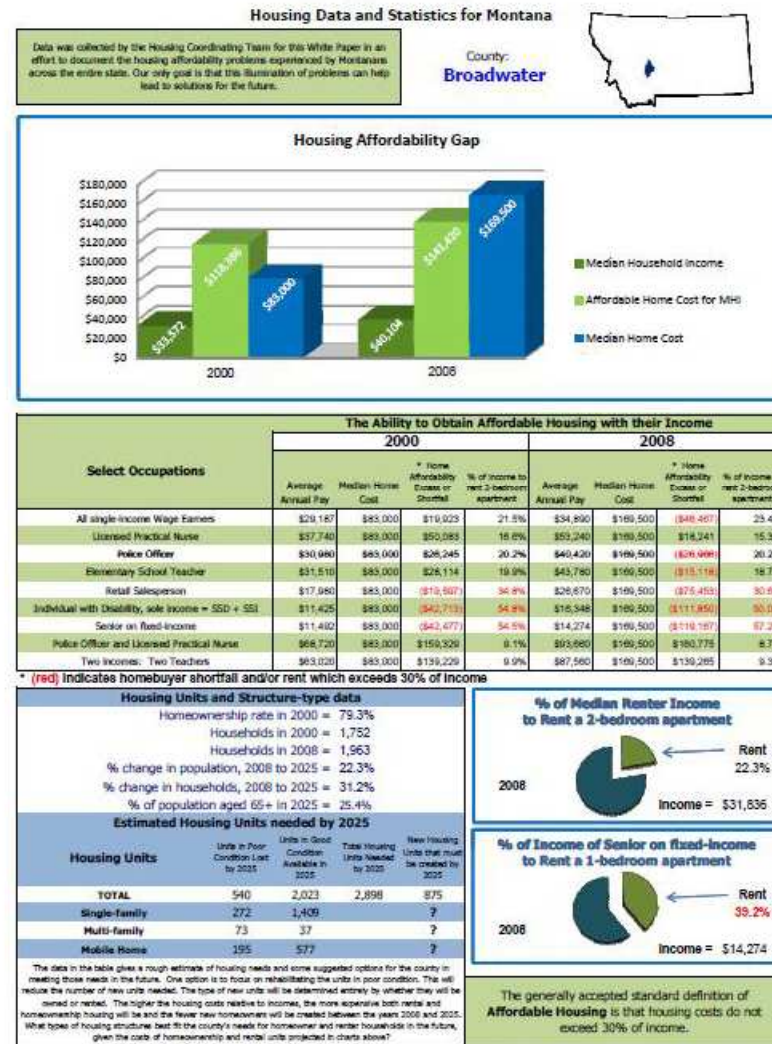
Example of a White Paper county data page

Housing Affordability Gap:
Can the median family
income afford the median
cost home?

Can police officers, nurses
and teachers afford to live
in your county?

What is the condition of the
housing in your county?
Do you have enough?

What percentage of a
person's income is needed
to rent in your county?



The Faces of Affordable Housing in Montana



A person must earn \$13.86/hour to afford the average 2-bedroom apartment in Montana.
It takes \$19.46/hour to afford the average home in Montana.

If we want all of these people in our communities,
we must make sure they have a place to live.



Support affordable housing.

For details about housing and the affordability gap in your area,
see the 2010 White Paper: Housing in Montana.

Find a copy at housing.mt.gov



This affordable outreach effort is being conducted as a logical “next step” to the White Paper so that people can better understand that the availability of affordable housing (costing no more than 30% of a family’s gross income) makes stronger families, stronger economies and stronger communities.

We have distributed 1500 copies across the state to be placed in grocery stores, libraries, job service offices, etc.

Go to housing.mt.gov
for more information.

Fair Housing in Montana

The Housing Division formed a Fair Housing Advisory Committee consisting of:

- Lenders
- Landlords
- Tribal housing
- Advocate organizations
- Builders
- Property owners
- Property managers
- Realtors
- Compliance specialists
- Community leaders



The purpose and the goal of the Fair Housing Advisory Committee is to

- Make training available and accessible for those who need it
- Educate the public of their Fair Housing rights
- Ensure proper and timely handling of complaints
- Increase the general knowledge of Fair Housing issues
- Provide ongoing communication about Fair Housing
- Reduce impediments to Fair Housing in Montana

For more information on Fair Housing
or any other topics covered in this presentation,
go to **housing.mt.gov**

Please direct any questions or comments to:

Bruce Brensdal
Housing Division, Administrator
Board of Housing, Executive Director

PO Box 200528
Helena MT 59620-0528
bbrensdal@mt.gov
406-841-2844

*The Housing Division is proud to serve
the hard-working people and the communities of Montana.
Thank you for listening.*